

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

COMPANY
BALTIMORE GAS AND ELECTRIC COMPANY, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition(s) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from its present zoning to the following:

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving structure.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BALTIMORE GAS AND ELECTRIC COMPANY
By: John B. Howard, Esquire, Legal Owner
Vice President
Address: Gas & Electric Bldg., P.O. Box 1475
Towson, Maryland 21204
Phone: 823-4111
Martha A. Delea, Petitioner's Attorney
Protestant's Attorney
Gas & Elec. Bldg., P.O. Box 1475
Baltimore, Md. 21203 Phone: 234-9697

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 166, County Office Building in Towson, Baltimore County, on the 9th day of July, 1979, at 10:00 o'clock A.M.

(over)

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

cc: Ms. Martha A. Delea
Attorney at Law
Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 17th day of May 4, 1979.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Baltimore Gas and Electric Company
Petitioner's Attorney: Howard, Esq. Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MAR 12 1979

LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES, ON A 200 FE SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION IN A 15 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR a wireless transmitting and receiving structure.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 97.00 acres DEED REF: CH. 3, 944 Folio 44, 111, 3, 531
GRADING: None % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE: Not Applicable
GROUND FLOOR: X AREA: _____
NUMBER OF FLOORS: _____ TOTAL HEIGHT: _____
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = _____
BUILDING USE: Not Applicable
GROUP FLOOR: _____ OTHER FLOORS: _____

REQUIRED NUMBER OF PARKING SPACES: Not Applicable

GROUND FLOOR: _____ OTHER FLOORS: _____ TOTAL: _____

PAVING: Not Applicable

AREA C' SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES.

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES: Not Applicable

WATER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: _____

SEWER: ☐ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM: _____

UTILITIES SECURITY APPROVAL: _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BALTIMORE GAS AND ELECTRIC COMPANY By: John B. Howard, Esquire, Legal Owner

APPLICANT, LESSEE OR CONTRACT PURCHASER Vice President

Gas and Electric Building P.O. Box 1475

ADDRESS: Baltimore, Md. 21203

THE PLANNING BOARD HAS DETERMINED ON 5-17-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968.

Signed: Julie H. Draft

DATE: MAR 7 '79 PM

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW corner Windsor Mill Rd. : OF BALTIMORE COUNTY
and Lord Baltimore Rd., 2nd District :
BALTIMORE GAS & ELECTRIC : Case No. 80-3-X
COMPANY, Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1979, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, P. O. Box 5517, Towson, Maryland 21204 and Martha A. Delea, Attorney, Gas & Electric Building, P. O. Box 1475, Baltimore, Maryland 21203, Attorneys for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 22, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Site Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Item No. 187
Petitioner - Baltimore Gas
and Electric Company
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition is part of the existing Baltimore Gas and Electric service facility located at the southwest corner of Windsor Mill and Lord Baltimore Roads in the 2nd Election District. Because of your client's proposal to construct a wireless transmitting and receiving structure on the roof of a proposed energy control center building, this Special Exception is required.

In response to the comments of the Office of Current Planning and the Department of Traffic Engineering, on June 15th I personally met with Mr. Filling and Mrs. Delea of the Baltimore Gas and Electric and Mr. John Wimbley of the Office of Current Planning to discuss said comments. At that time, site plans, indicating landscaping and a workable parking arrangement, were presented, and it was decided that site plans would be brought to the scheduled hearing. In addition, it was verbally indicated that the proposed center would be open continuously and contain approximately 250 employees. There was some discussion as to whether the parking required should be based on one (1) space for every three hundred (300) square feet of building area or one (1) space for every three (3) employees on the largest shift. It is my opinion that the latter requirement would be more practical. However, said matter should be addressed at the scheduled hearing.

Item No. 187
Page 2
June 22, 1979

In any event, if the petition is granted and at the time of application for the necessary building permits, an overall site plan must be submitted with all requirements; i.e., landscaping, parking calculations, etc., shown.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:nr

Enclosures

cc: Ms. Martha A. Delea
Attorney at Law
Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 28, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #187 (1978-1979)
Property Owner: Baltimore Gas & Electric Co.
S/W cor. Windsor Mill Rd. & Lord Baltimore Dr.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a wireless
transmitting and receiving structure.
Acres: 57.08 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #27301, executed in conjunction with the development of "Section Two - Security Industrial Park" by Maryland Properties, Inc.; of which, this site comprises Parcel "A" of Plat 3, Section Two Security Industrial Park, Recorded E.H.K., Jr. 37, Folio 11; and Parcel "B" and part of Parcel "A" Plat 3 Section 2 Plat 37-11, shown on "Amended Plat of Plat Showing Land Owned by Maryland Properties, Incorporated, 'Security Industrial Park', recorded E.H.K., Jr. 39, Folio 35.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #187 (1978-1979).

Very truly yours,

ELISABETH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
R. Morton
P. Koch

L-NE Key Sheet
14 & 15 NW 26 & 27 Pos. Sheets
NW 4 G Topo
87 Tax Map

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for a 1966 transmitting and receiving structure.
LOCATION: Southeast corner of Windsor Mill Road and Lord Baltimore Road.
DATE & TIME: Monday, July 8, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for a Special Exception for a wireless transmitting and receiving structure.
All that parcel of land in the Second District of Baltimore County.

Beginning for the same at a point on the southwestermost corner of the intersection of Windsor Mill Road and Lord Baltimore Road, thence binding on the westermost side of said Lord Baltimore Road, 60 feet wide and binding on the outline of the parcel of land now being described as follows: South 25 degrees 55 minutes 10 seconds West - 23.63 feet, by a line curving to the left having a radius of 700.0 feet for a distance of 186.46 feet, the chord of said arc bearing South 18 degrees 15 minutes 18 seconds West - 186.91 feet, South 8 degrees 37 minutes 18 seconds West - 626.76 feet and by a line curving to the left having a radius of 9820.00 feet for a distance of 245.80 feet, the chord of said arc bearing South 8 degrees 37 minutes 18 seconds West - 345.47 feet, thence running South 37 degrees 05 minutes 26 seconds West - 19.68 feet to the northernmost side of Windsor Boulevard, 70 feet wide thence binding on said side of said road and continuing to bind on the outline of the parcel of land now being described as follows: North 75 degrees 56 minutes 10 seconds West - 554.93 feet, by a line curving to the left having a radius of 4033.00 feet for a distance of 747.09 feet, the chord of said arc bearing North 81 degrees 45 minutes 25 seconds West - 746.02 feet and North 88 degrees 32 minutes 40 seconds West - 125.10 feet to the easternmost side of Rolling Road, thence binding thereon North 0 degrees 57 minutes 20 seconds East - 119.00 feet, thence leaving said road and continuing to bind on the outline of the parcel of land now being described as follows: South 65 degrees 12 minutes 40 seconds East - 62.50 feet, North 25 degrees 01 minutes 13 seconds East - 1018.44 feet, North 64 degrees 26 minutes 20 seconds West - 246.26 feet and North 27 degrees 06 minutes 10 seconds East - 863.85 feet to the southernmost side of Windsor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outline of the parcel of land now being described as follows: South 61 degrees 30 minutes 56 seconds East - 278.59 feet and by a line curving to the right having a radius of 9,970.00 feet for a distance of 159.77 feet, the chord of said arc bearing South 81 degrees 00 minutes 22 seconds East - 119.77 feet, thence leaving said road and continuing to bind on the outline of the parcel of land now being described as follows: South 23 degrees 05 minutes 30 seconds West - 517.90 feet, South 63 degrees 02 minutes 25 seconds East - 110.89 feet, North 22 degrees 33 minutes 30 seconds East - 31.36 feet, South 55 degrees 48 minutes 20 seconds East - 173.61 feet, North 30 degrees 40 minutes 36 seconds East - 237.94 feet, South 57 degrees 45 minutes 06 seconds East - 100.00 feet and North 30 degrees 50 minutes 35 seconds East - 241.35 feet to the southernmost side of said Windsor Mill Road, 60 feet wide, thence binding thereon by a line curving to the right having a radius of 9,970.00 feet for a distance of 159.77 feet, the chord of said arc bearing South 57 degrees 12 minutes 02 seconds East - 240.92 feet, thence leaving said road and continuing to bind on the outline of the parcel of land now being described as follows: South 37 degrees 26 minutes 10 seconds West - 156.44 feet, South 56 degrees 54 minutes 30 seconds East - 299.23 feet and North 40 degrees 01 minutes 30 seconds East - 156.18 feet to the southernmost side of said Windsor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outline of the parcel of land now being described as follows: South 56 degrees 21 minutes 55 seconds East - 47.02 feet, by a line curving to the right having a radius of 5000.00 feet for a distance of 153.51 feet, the chord of said arc bearing South 57 degrees 14 minutes 22 seconds East - 153.51 feet and South 54 degrees 05 minutes 50 seconds East - 22.42 feet, thence South 17 degrees 06 minutes 50 seconds East - 22.84 feet to the place of beginning.
Containing 57.06 acres of land more or less.
The courses in the above description are referred to the Baltimore County Grid Meridian and were developed from a survey by Marc Childs and Associates dated July 14, 1968 (revised April 23, 1973).
The above described parcel of land is shown on Plan N. 718-903-B attached hereto and made a part hereof.
Being the property of Baltimore Gas and Electric Company, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, July 8, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 21.



TOWSON, MD. 21204 June 20 979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Baltimore
Gas & Electric Company
was inserted in the following:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
22nd day of June 1979, that is to say, the same
was inserted in the issues of June 21, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Estu Burge*

PETITION FOR SPECIAL
EXCEPTION
2nd DISTRICT

ZONING: Petition for Special Exception for a wireless transmitting and receiving structure.
LOCATION: Southwest corner of Windsor Mill Road and Lord Baltimore Road.
DATE & TIME: Monday, July 8, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for a Special Exception for a wireless transmitting and receiving structure.
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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 21.

CERTIFICATE OF PUBLICATION

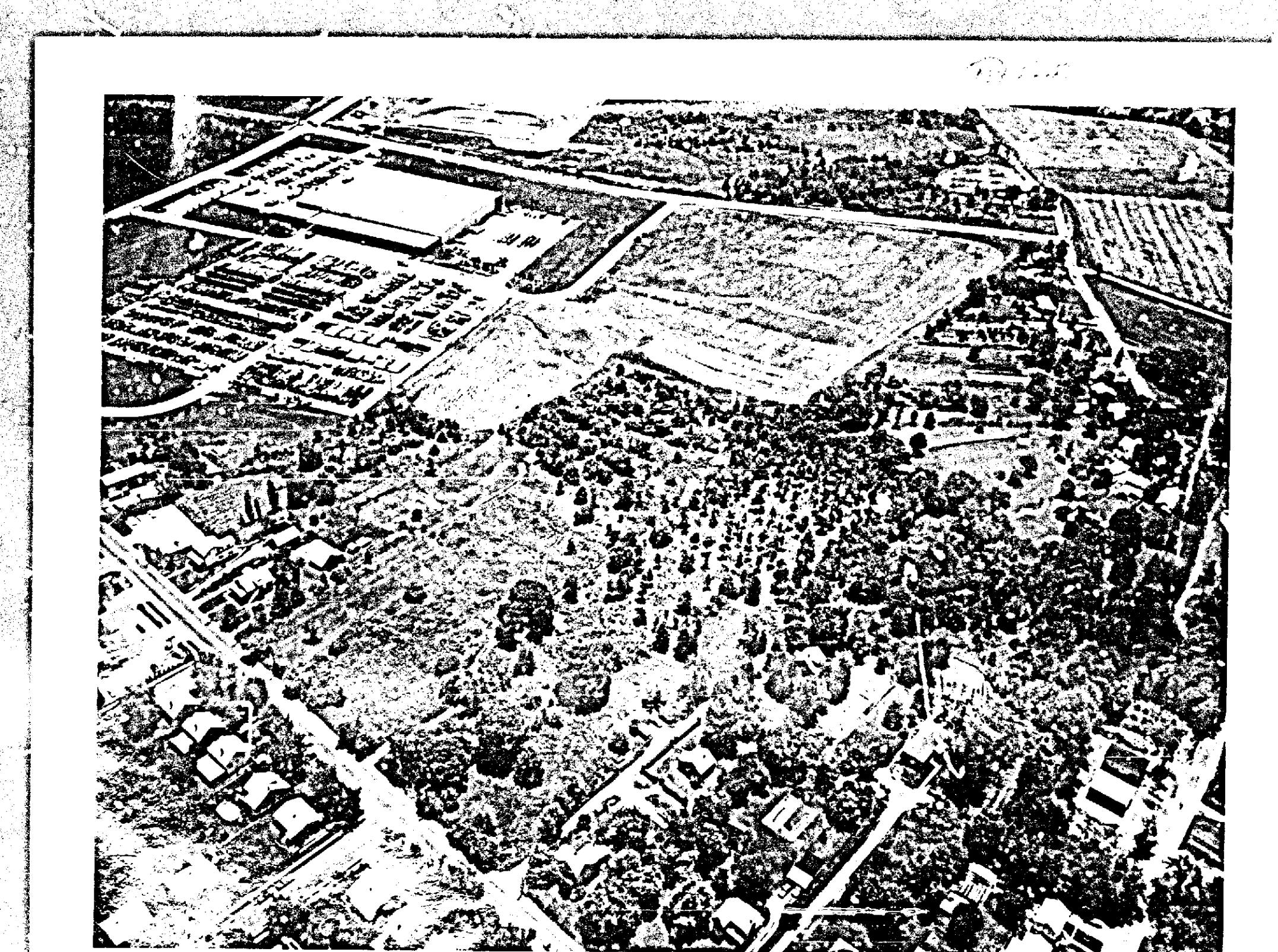
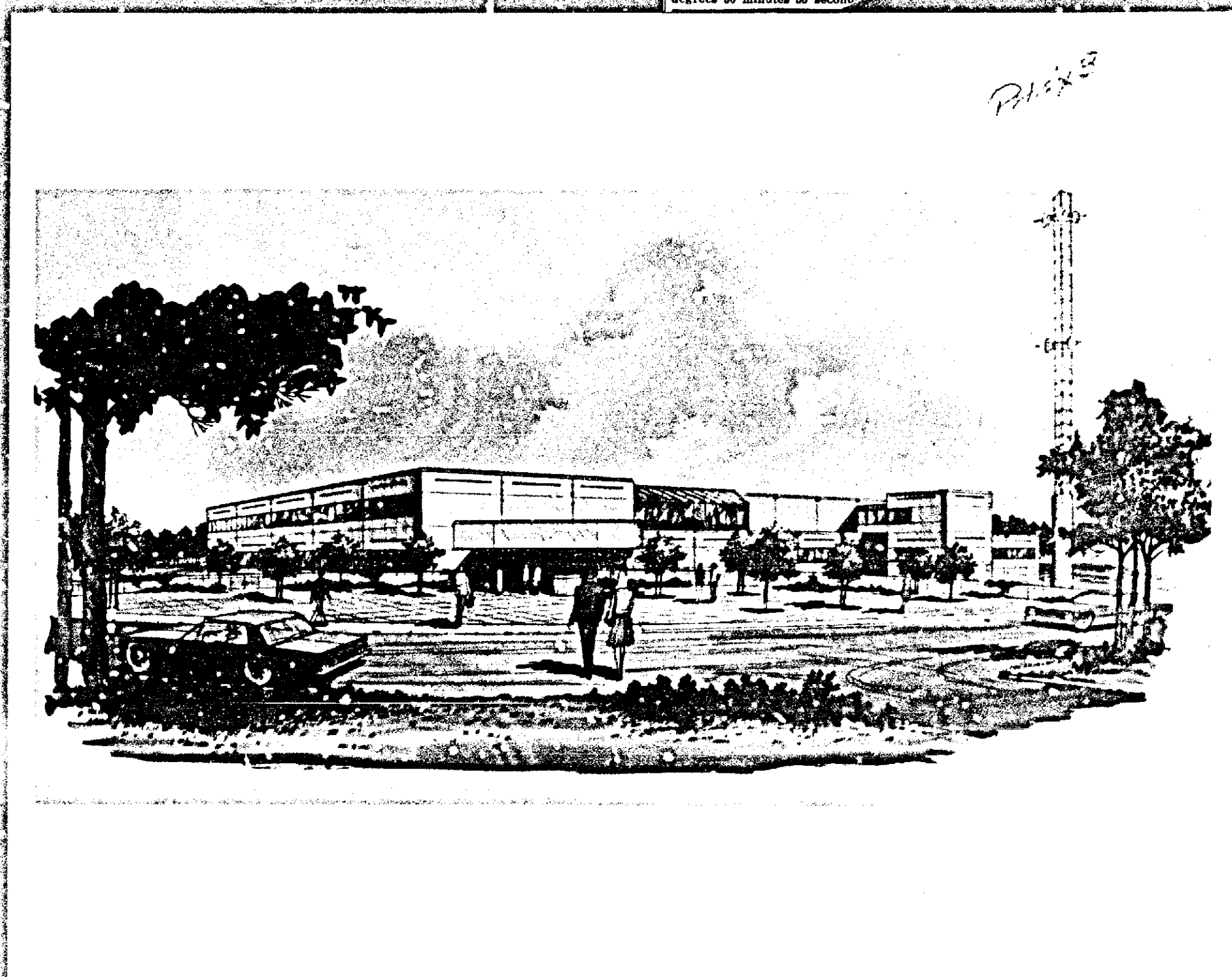
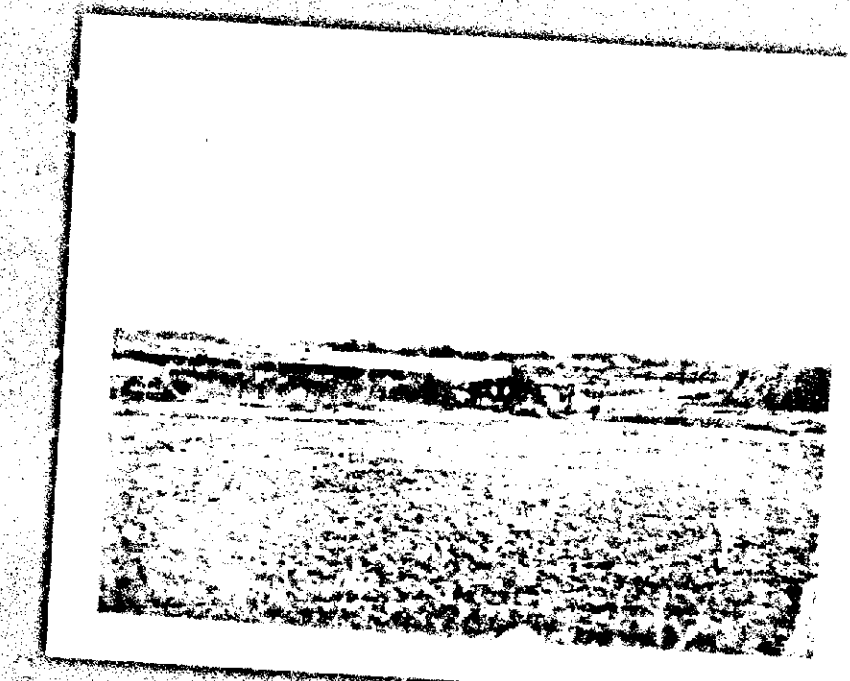
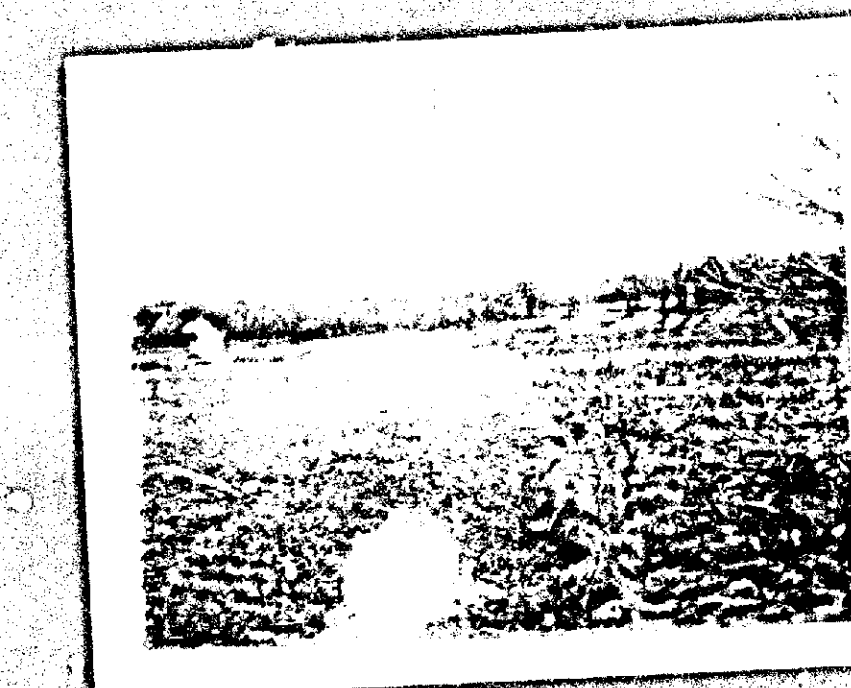
TOWSON, MD. June 21, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on ~~one time~~
at one time ~~successive weeks~~ before the 21st
day of July, 1979, the ~~next~~ publication
appearing on the 21st day of June
1979.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$



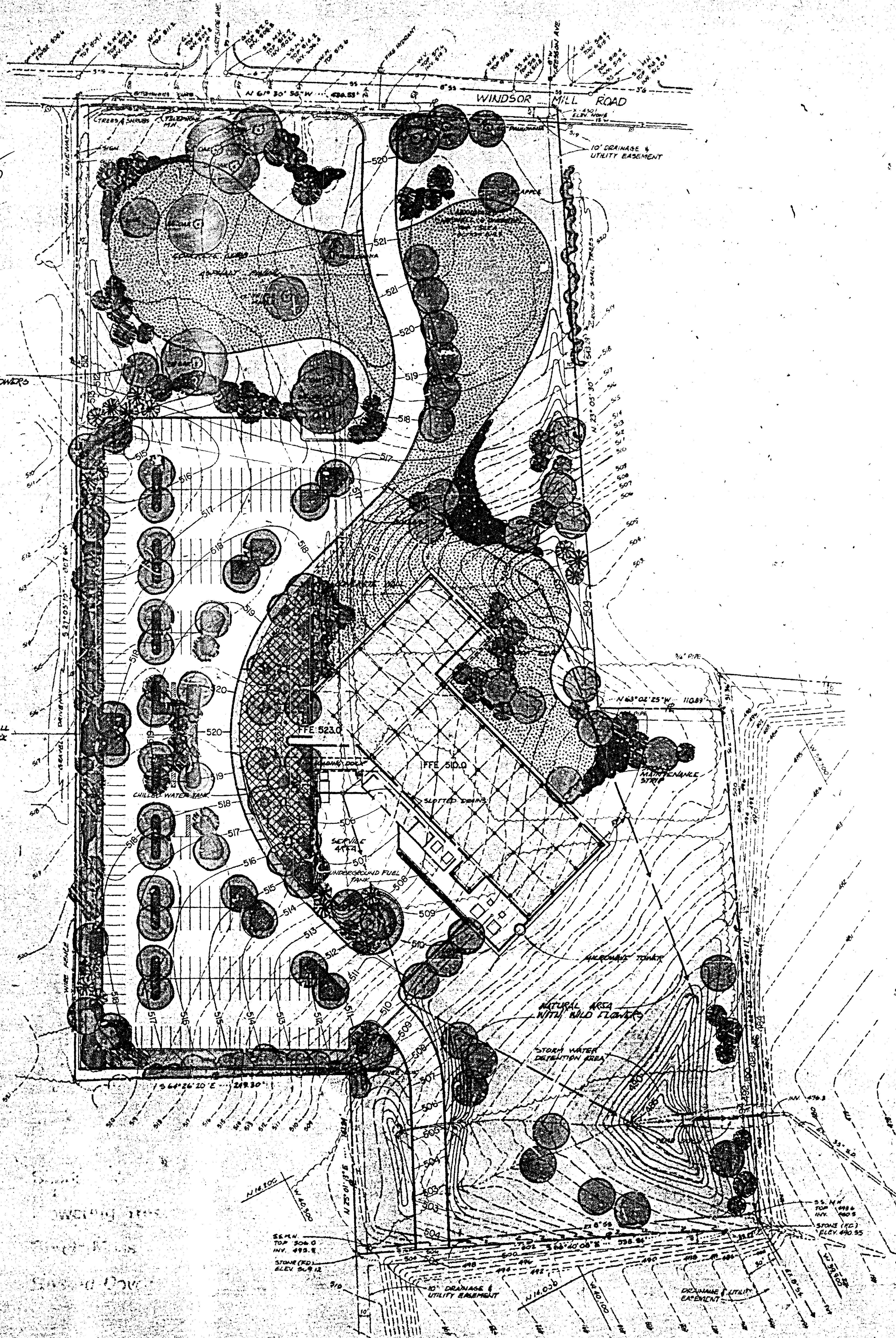
Petitioner Ex #5

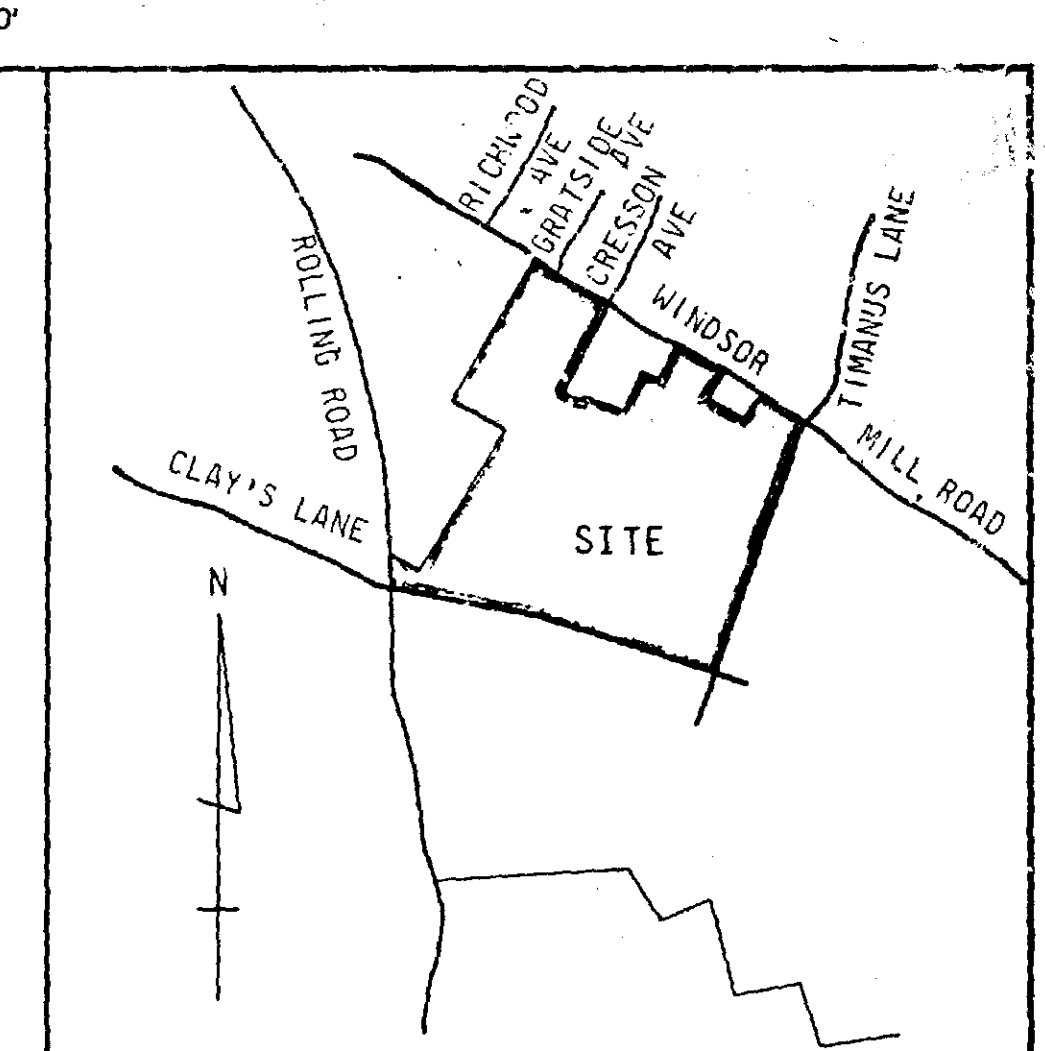
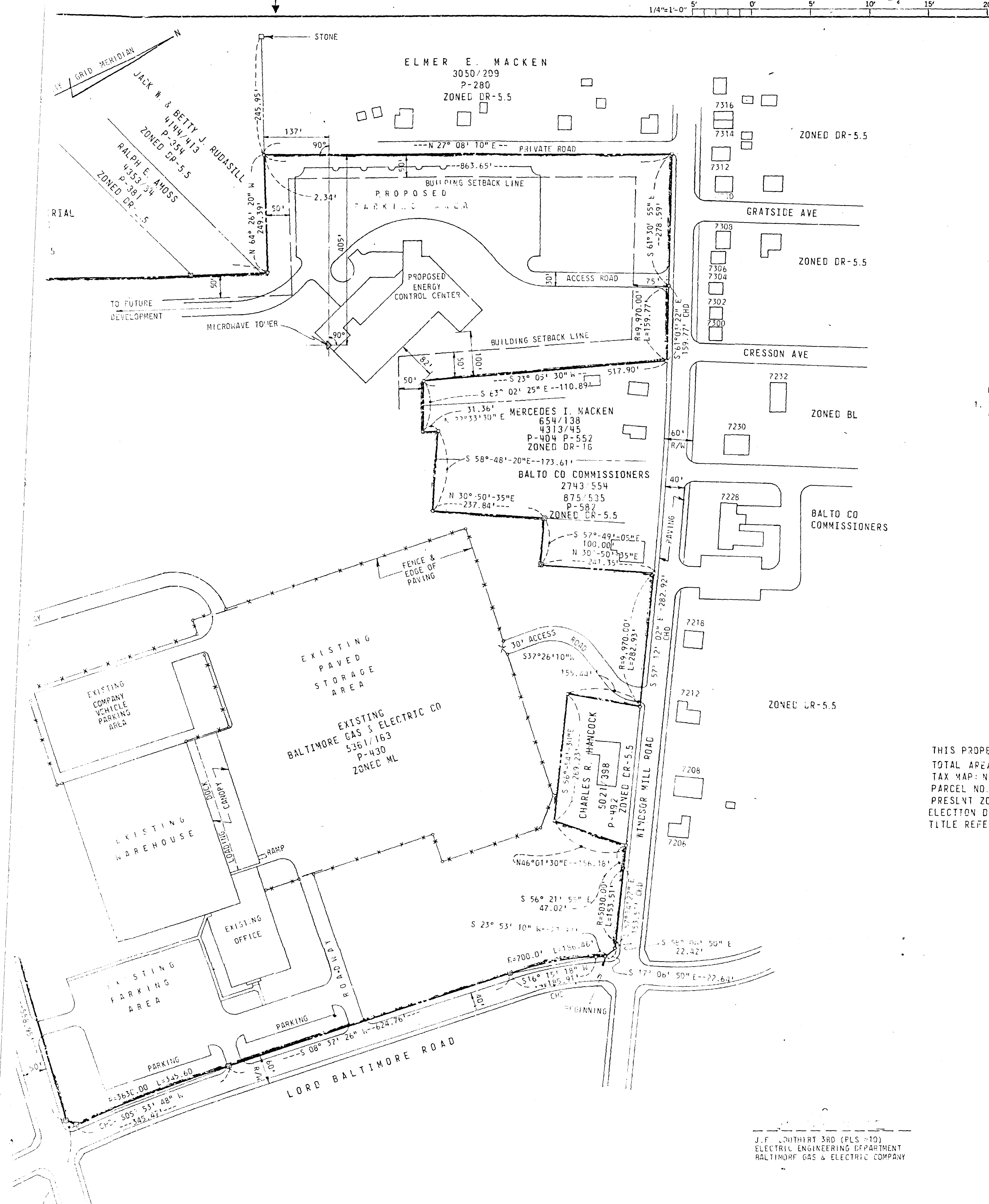
N 15,000
NATURAL AREA
WITH WILD FLOWERS

6' HT. BLOCK WALL
2' FROM R. TO BACK
FACE OF WALL

N 14,000

N 14,000





VICINITY PLAN
SCALE: 1"=1000'

NOTES:
1. THIS PLAT IS BASED ON SURVEY BY MATZ, CHILDS & ASSOCIATES DATED 7-14-66 (REVISED 4-23-73).

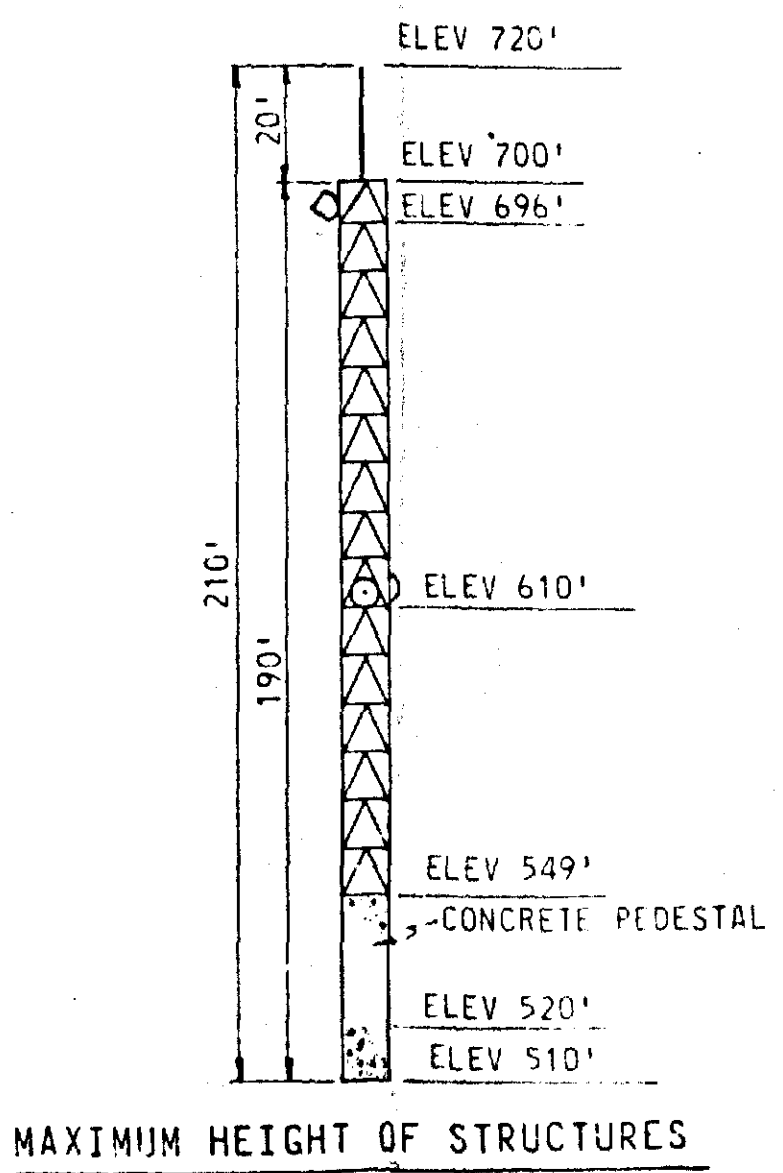
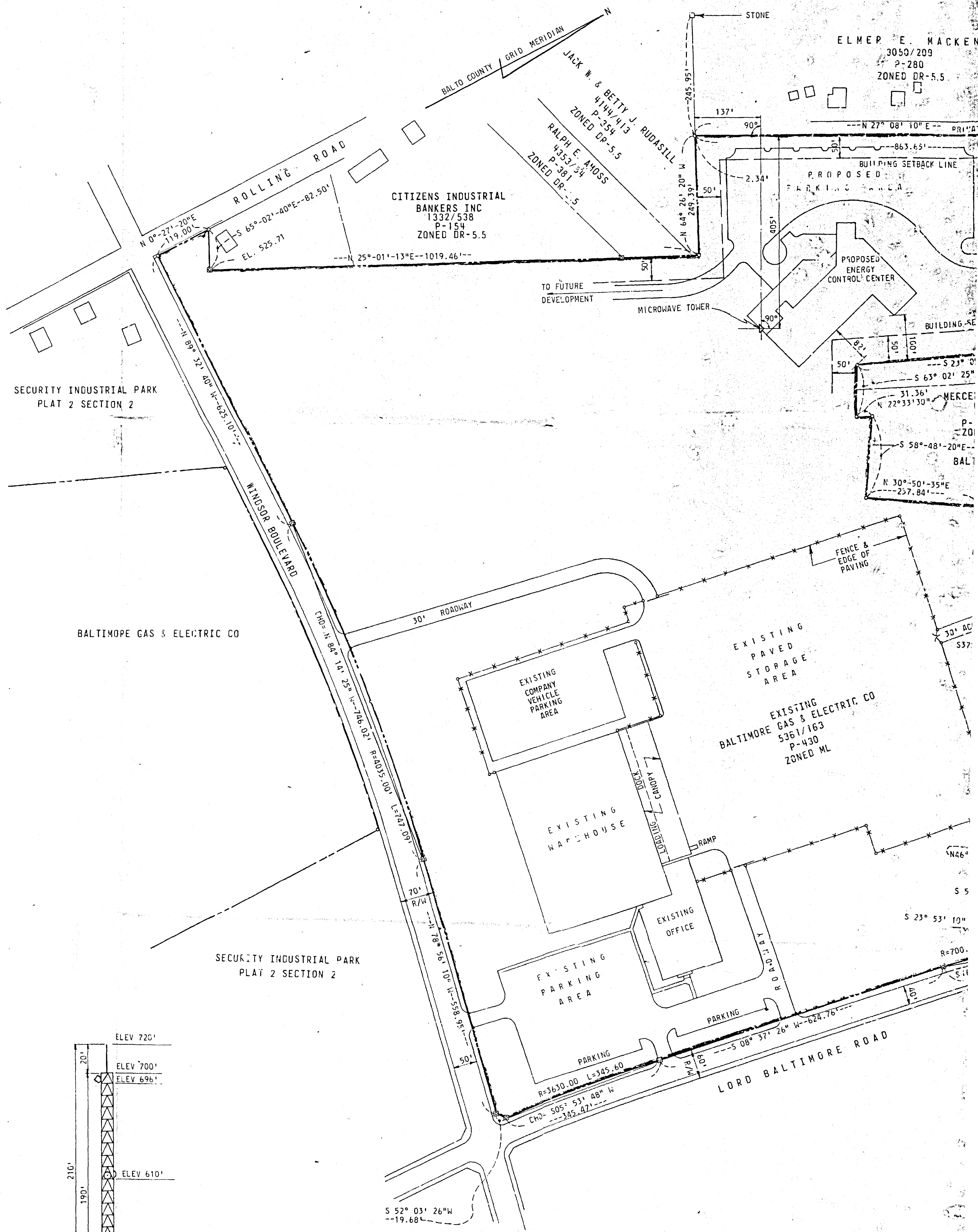
THIS PROPERTY:
TOTAL AREA: 57.08 ACRES
TAX MAP: NO. 87
PARCEL NO. 626 & 430
PRESENT ZONING: ML
ELECTION DISTRICT: 2ND BALTIMORE COUNTY, MARYLAND
TITLE REFERENCE: EHK 5444/444
PETITION NO. 74-192-R
EHK 5361/163

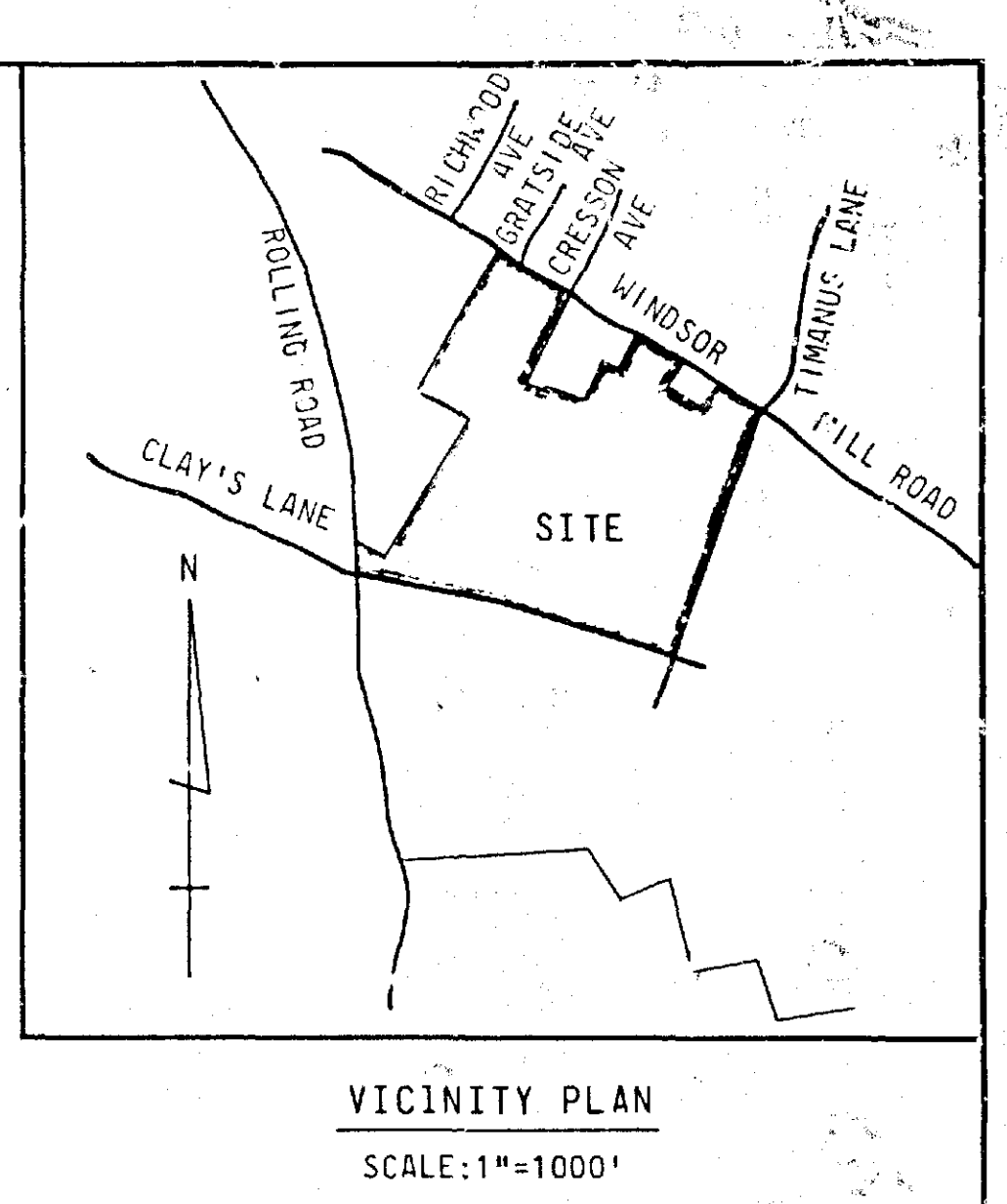
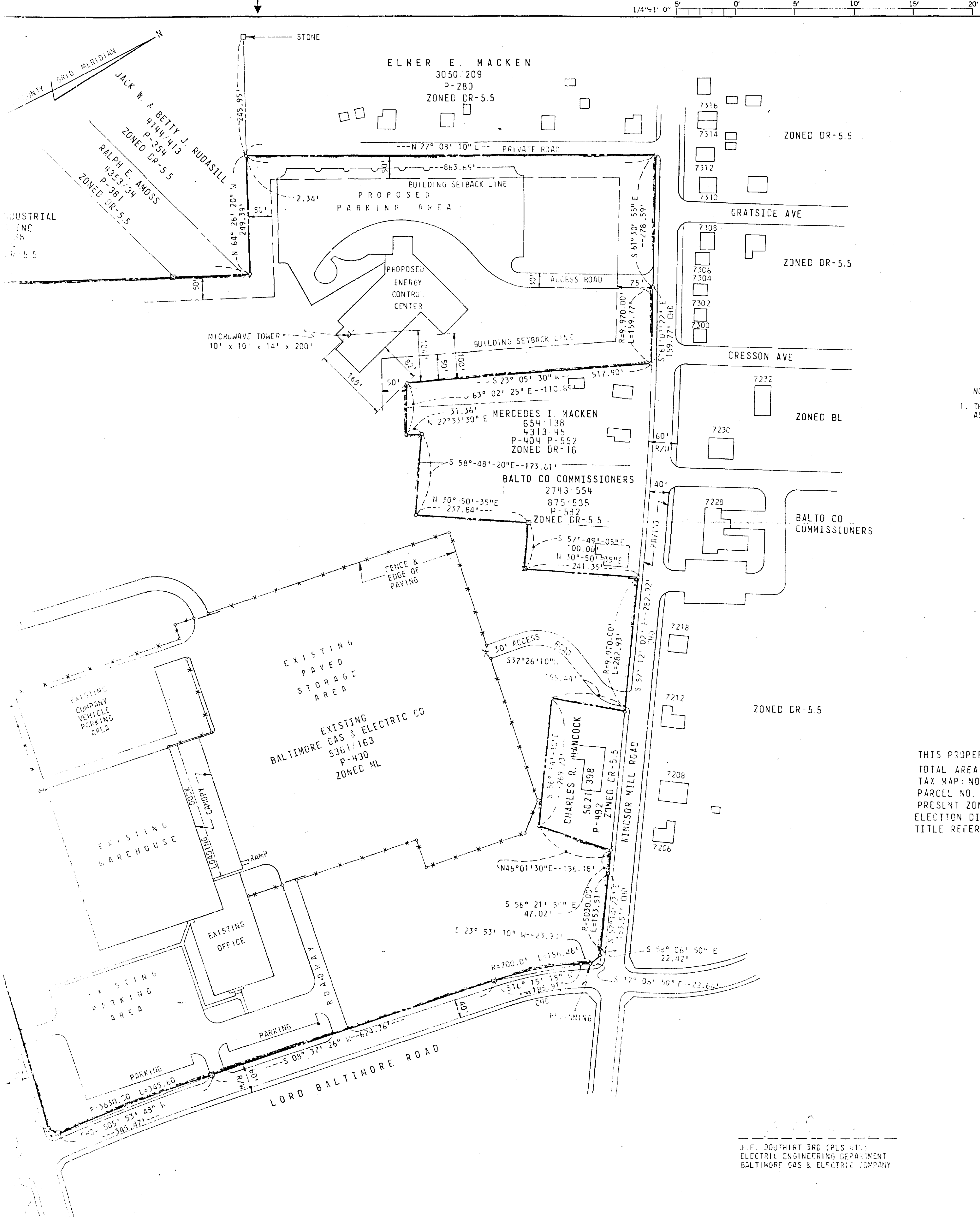
218-903-E

J. F. COUTHART 3RD (PLS. 10)
ELECTRIC ENGINEERING DEPARTMENT
BALTIMORE GAS & ELECTRIC COMPANY

JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
EC-3419		1978	ENERGY CONTROL CENTER		CIVIL M. [Signature] MECH. [Signature] ELEC. [Signature] CHIEF ENGINEER [Signature] MANAGER [Signature]	SECURITY INDUSTRIAL PARK
					DESIGN & DRAFTING	ENERGY CONTROL CENTER
					DESIGNED [Signature] DRAWN [Signature] CHECKED [Signature] APPROVED [Signature]	BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
					REPROD. FROM DWG. [Signature] DATED [Signature]	SCALE 1"=100'-0" DWG. NO. 218-903-E
						REV. [Signature]

Petitioner Ex #1





NOTES:
1. THIS PLAT IS BASED ON SURVEY BY MATZ, CHILDS & ASSOCIATES DATED 7-14-66 (REVISED 4-23-73).

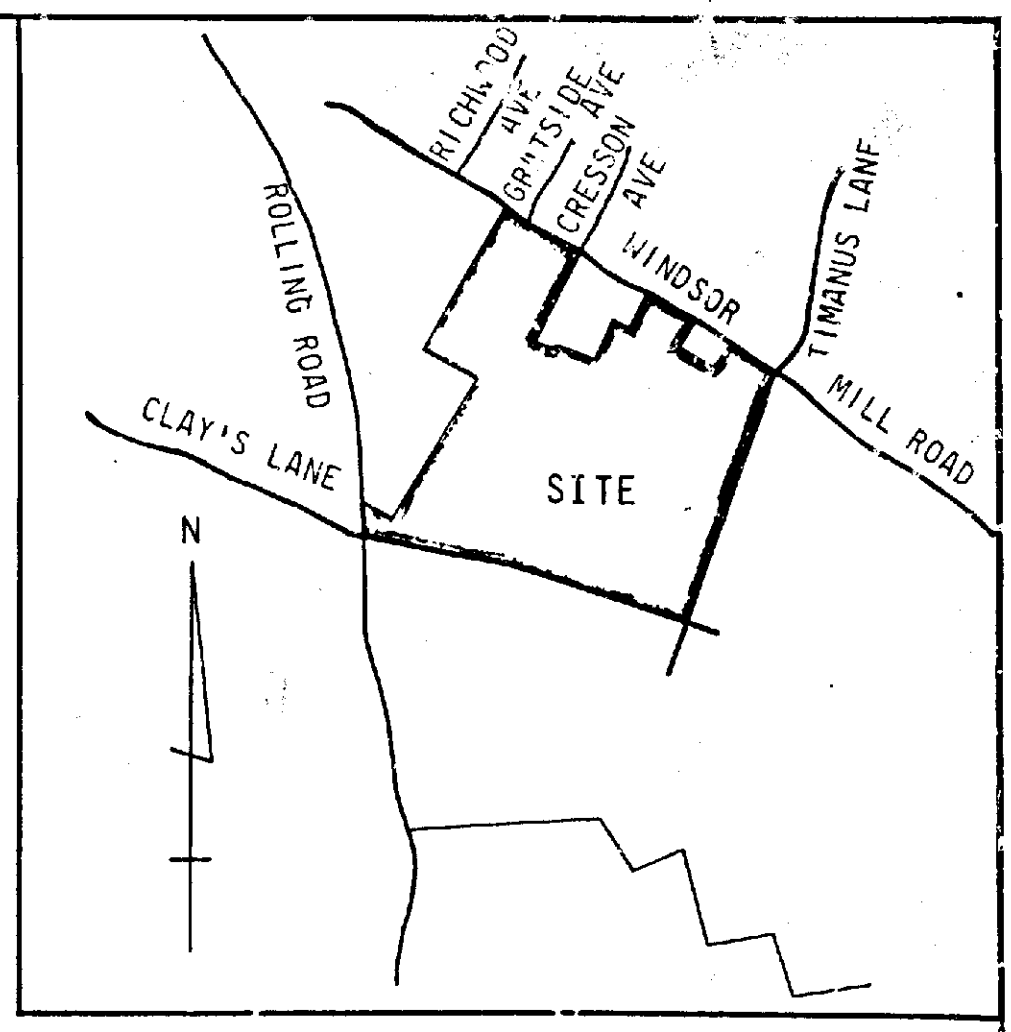
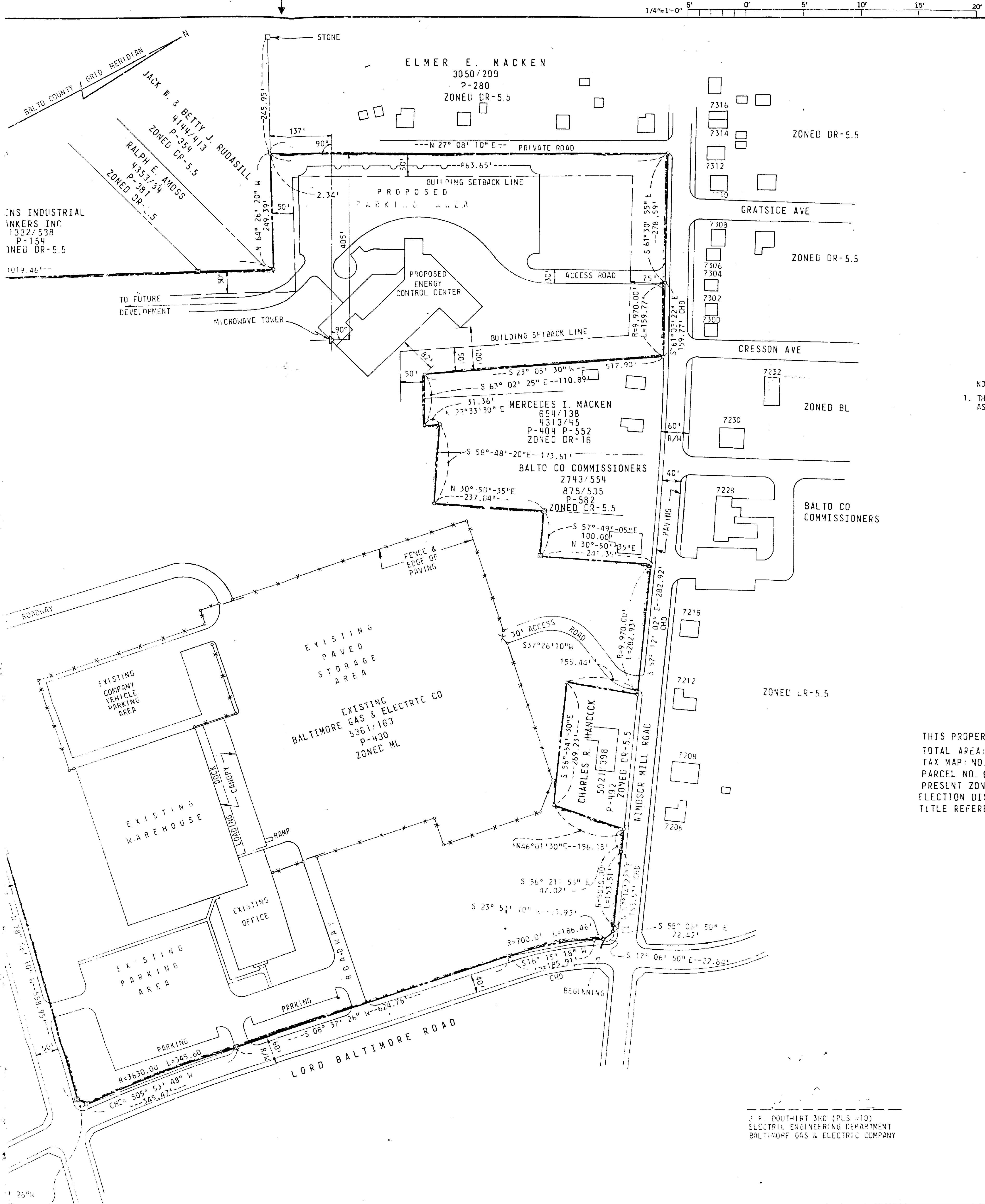
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TITLE REFERENCE: EHK 5444/444
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EHK 5361/163

218-903-E

J.F. DOUTHART 3RD (PLS. 413)
ELECTRIC ENGINEERING DEPARTMENT
BALTIMORE GAS & ELECTRIC COMPANY

218-903-E
2
3-23-79
SE
MA
THUS
BY

JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	DESIGN & DRAFTING	REPROD. FROM DWG.	DATE	SCALE	NO.	REV.
EC-3419		1978	ENERGY CONTROL CENTER		CIVIL <input checked="" type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input checked="" type="checkbox"/> CHIEF ENG. <input checked="" type="checkbox"/> MANAGER <input checked="" type="checkbox"/>	DESIGNED <input checked="" type="checkbox"/> DRAWN <input checked="" type="checkbox"/> CHECKED <input checked="" type="checkbox"/> APPROVED <input checked="" type="checkbox"/>			1"=100'-0"	218-903-E	2
					PLOT PLAN FOR ZONING						
					SECURITY INDUSTRIAL PARK						
					ENERGY CONTROL CENTER						
					BALTIMORE GAS AND ELECTRIC COMPANY						
					ELECTRIC ENGINEERING DEPARTMENT						



VICINITY PLAN
SCALE: 1"=1000'

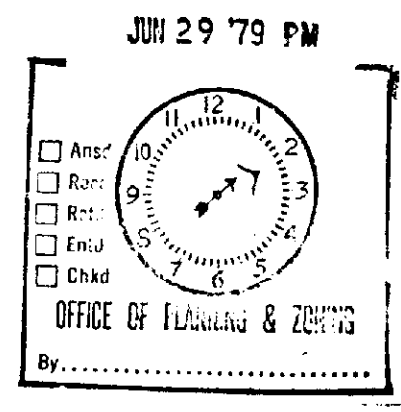
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PETITION NO. 74-192-R
EHK 5361/163

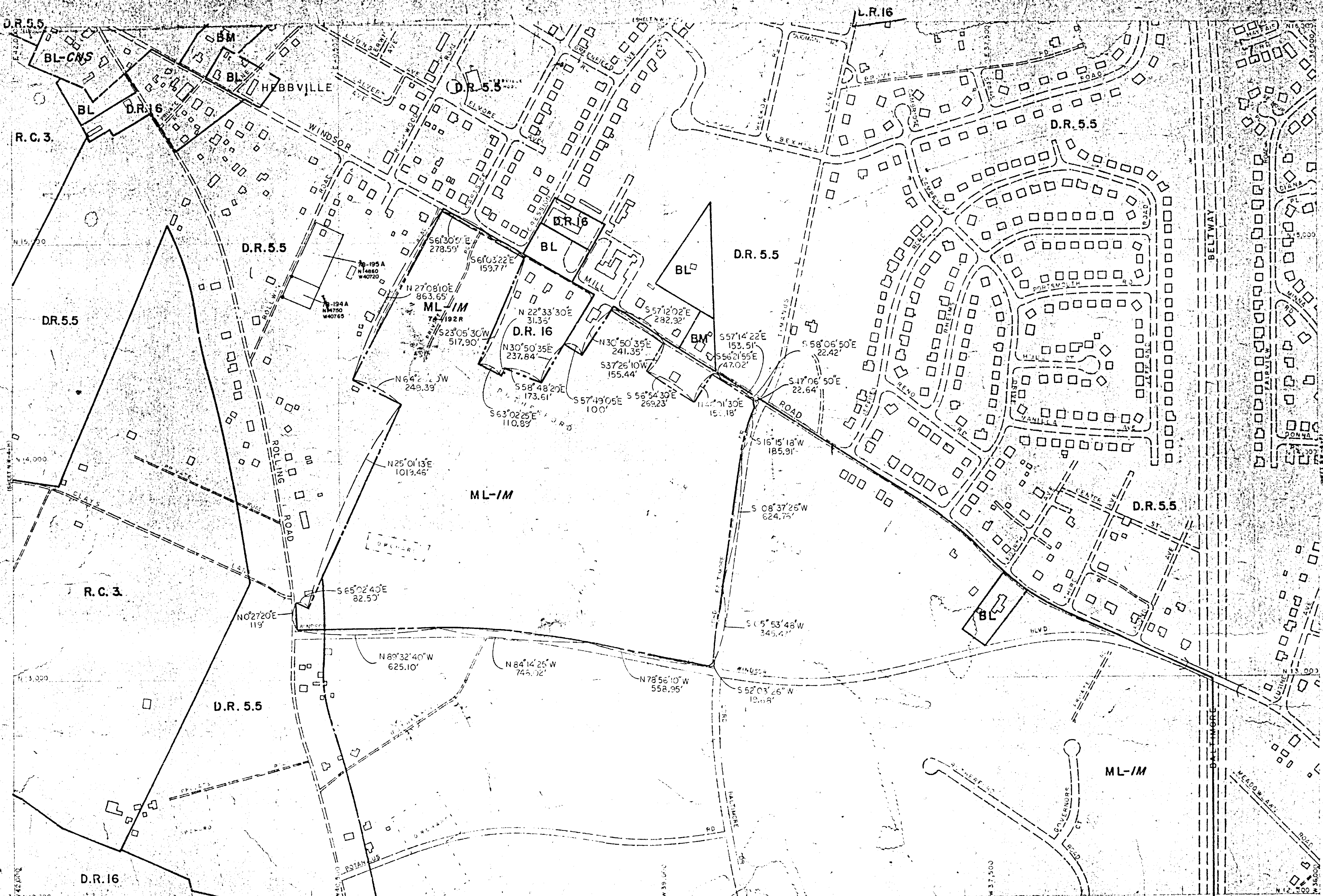
218-903-E

J. F. SOUTHART 3RD (PLS 810)
ELECTRIC ENGINEERING DEPARTMENT
BALTIMORE GAS & ELECTRIC COMPANY

REVISED PLANS



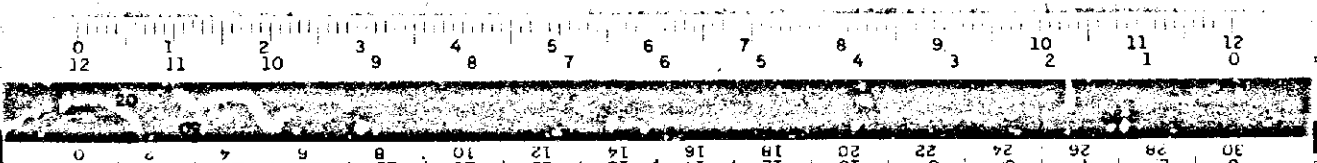
JOB ORDER	REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
EC-3419		1978	ENERGY CONTROL CENTER		CIVIL M. <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input checked="" type="checkbox"/> CHIEF ENG. <input checked="" type="checkbox"/> MANAGER. <input checked="" type="checkbox"/>	SECURITY INDUSTRIAL PARK
					DESIGN & DRAFTING	ENERGY CONTROL CENTER
					DESIGNED <input checked="" type="checkbox"/> DRAWN <input checked="" type="checkbox"/> CHECKED <input checked="" type="checkbox"/> APPROVED <input checked="" type="checkbox"/>	BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
					REPROD. FROM DWG. <input checked="" type="checkbox"/> DATED <input checked="" type="checkbox"/>	SCALE 1"=100'-0" DWG. NO. 218-903-E

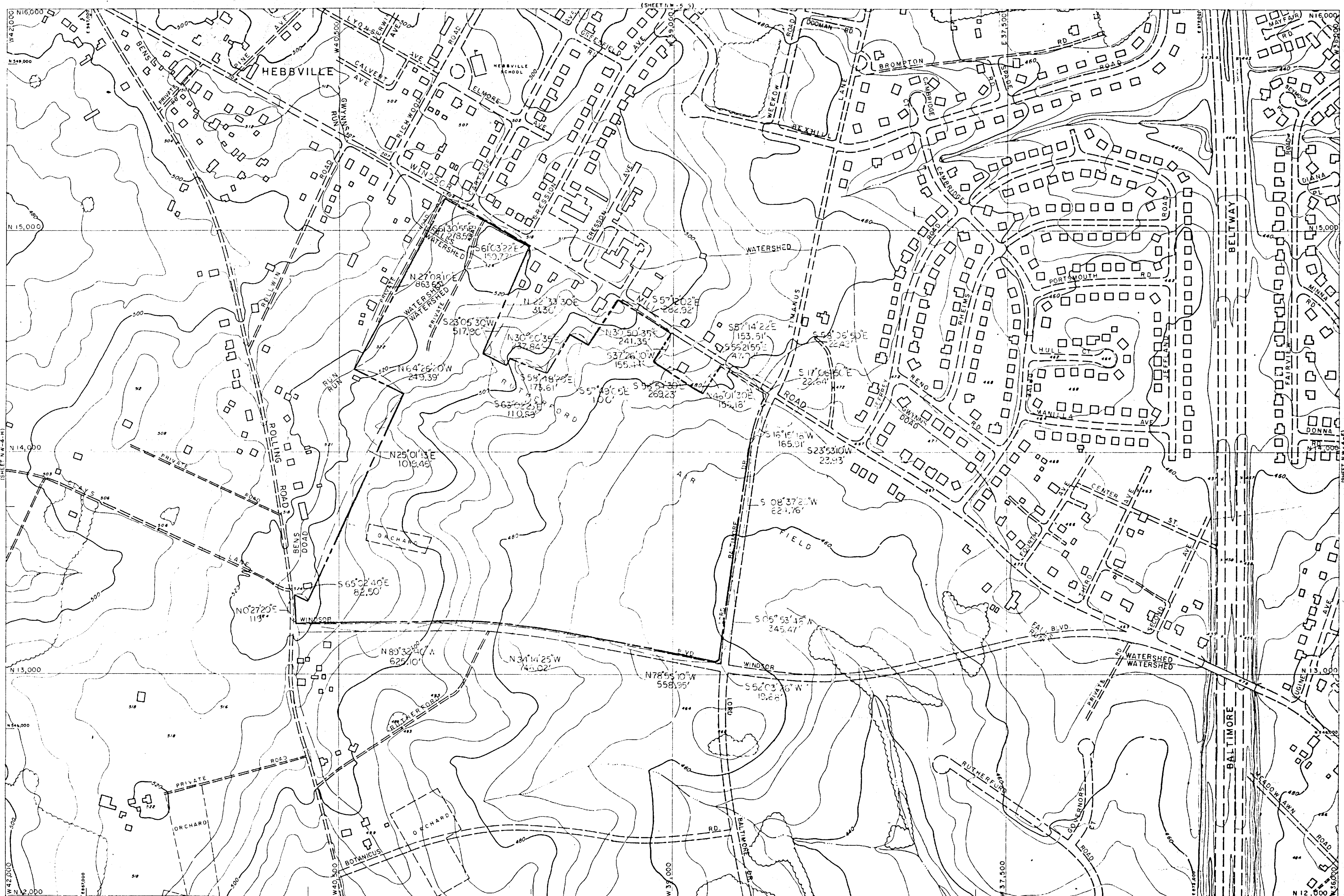


1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76
CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	HEBBVILLE	N. W. 4-G
Photometric	Maps, 4-11-70 Inc.			
		DATE OF PHOTOGRAPHY APRIL 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

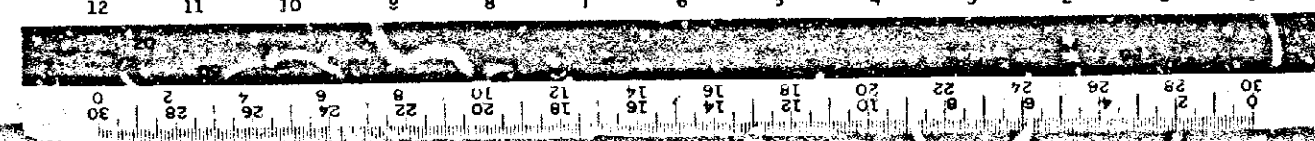




L-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
Topographic	4-11-70	Maps, Inc.	1" = 200'	HEBBVILLE	N. W.
			DATE OF PHOTOGRAPHY APRIL 1953		4-G
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA					



MICROFILMED

4/21/76

ORDER RECEIVED FOR FILING

DATE August 1979

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a wireless transmitting and receiving structure should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of August, 1979, that the herein Petition for Special Exception for a wireless transmitting and receiving structure should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Provide one parking space for every three employees on the largest shift.
2. Compliance with the comments submitted by the Department of Health, dated May 2, 1979, the Department of Traffic Engineering, dated May 5, 1979, and the Office of Planning and Zoning, dated June 6, 1979.
3. A revised site plan be submitted in accordance with the above restriction and approved by the aforementioned Departments, as well as the Department of Public Works, including landscaping approval by the Current Planning and Development Division.

Sharon Caplan
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
FROM: Sharon Caplan, Industrial
Development Commission
SUBJECT: Item No. 187 - Property Owner: Baltimore Gas & Electric Co.
Location: SW/C Windsor Mill Road & Lord Baltimore Road
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure.

Date: March 20, 1979

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

Sharon Caplan
SHARON CAPLAN

SC:pk



LESLIE H. GRAEF
DIRECTOR

June 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #187, Zoning Advisory Committee Meeting, March 20, 1979, are as follows:

Property Owner: Baltimore Gas and Electric Co.
Location: SW/C Windsor Mill Road and Lord Baltimore Road
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure.
Acres: 57.08
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan should indicate the nature of the operation, number of employees and/or square footage of office area to determine parking requirements for the proposed energy central center.

All parking areas must be screened in accordance with Section 409 of the Zoning Regulations and shown on the site plan.

Landscaping should be provided on site and shown on the plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 187 - ZAC - March 20, 1979
Property Owner: Baltimore Gas & Electric Co.
Location: SW/C Windsor Mill Rd. & Lord Baltimore Rd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure.

Acres: 57.08
District: 2nd

Dear Mr. DiNenna:

The requested Special Exception for a wireless transmitting and receiving structure is not expected to cause any traffic problems.

This plan should be revised to show the parking layout and sidewalks along the frontage of the site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



Paul H. Heinicke
CHIEF

March 29, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Baltimore Gas & Electric Co.

Location: SW/C Windsor Mill Rd. & Lord Baltimore Rd.

Item No. 187 Zoning Agenda Meeting of 3/20/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.

- ** (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrant shall be located at access road entrance and Windsor Mill Road. Also a fire access road entrance and Windsor Mill Road. Also a fire
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

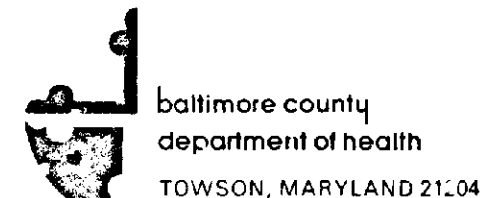
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1974 Edition prior to occupancy.

NOTE: Building shall be fully sprinklered.

- () 6. Site plans are approved as drawn.
- ** () 7. The Fire Prevention Bureau has no comments, at this time, hydrant shall be located on site 50' from nearest connection.

REVIEWED BY: *George H. Neigand*
Approved: _____
Planning and Zoning Division
Special Inspection Division



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 2, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #187, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Baltimore Gas & Electric Co.
Location: SW/C Windsor Mill Rd. & Lord Baltimore Rd.
Existing Zoning: M.L.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure.
Acres: 57.08
District: 2nd

Metropolitan water and sewer are available.

The sewer connection will be subject to the Gyms Falls Sewer moratorium. The proposed energy control center and accompanying parking lot will create a large amount of storm water runoff; therefore, storm water management should be required.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Tan J. Forrest
Tan J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/ethg

cc: W. L. Phillips

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
March 20, 1979

Date: March 23, 1979

- ITEM # 187 Standard comments - Permit required etc.
- ITEM # 188 See attached comments.
- ITEM # 189 Standard comments - Permit required etc.
- ITEM # 190 See comments
- ITEM # 191 See comments
- ITEM # 192 See comments
- ITEM # 193 No plans - see attached comment.
- ITEM # 194 See comments

TE:rrj

Charles E. Sumner
Ted Burnham, Chief
Plans Review

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 19, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 20, 1979

RE: Item No: 187, 188, 189, 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS M. BOYDANIS

THOMAS H. BOYER
MR. LORRAINE F. CHURCH
ROGER B. HAYDEN

ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON M. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-3X, Item 187

Date: July 2, 1979

Petition for Special Exception for a wireless transmitting and receiving structure
Southwest corner Windsor Mill Road and Lord Baltimore Road
Petitioner - Baltimore Gas & Electric Company

2nd District

HEARING: Monday, July 9, 1979 (10:00 A.M.)

Assuming compliance with Section 502.1 of the Baltimore County Zoning Regulations, this office is not opposed to the granting of the petitioner's request. If granted, it is suggested that the order be conditioned to require the submittal of a landscaping plan to the Division of Current Planning and Development for their approval.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JGH:rw

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, known as Central Materials Distribution Facility, in the Second Election District of Baltimore County, State of Maryland.

Beginning for the same at a point on the southwesternmost corner of the intersection of Windsor Mill Road and Lord Baltimore Road, thence ending on the westernmost side of said Lord Baltimore Road, 60 feet wide and binding on the outlines of the parcel of land now being described as follows: South 23 degrees 53 minutes 10 seconds West - 23.93 feet, by a line curving to the left having a radius of 700.0 feet for a distance of 186.46 feet, the chord of said arc bearing South 16 degrees 15 minutes 18 seconds West - 185.91 feet, South 8 degrees 37 minutes 26 seconds West - 624.76 feet and by a line curving to the left having a radius of 3630.00 feet for a distance of 345.60 feet, the chord of said arc bearing South 5 degrees 53 minutes 48 seconds West - 345.47 feet, thence running South 52 degrees 03 minutes 26 seconds West - 19.68 feet to the northernmost side of Windsor Boulevard, 70 feet wide thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: North 78 degrees 56 minutes 10 seconds West - 558.95 feet, by a line curving to the left having a radius of 4035.00 feet for a distance of 747.09 feet, the chord of said arc bearing North 84 degrees 14 minutes 25 seconds West - 746.02 feet and North 89 degrees 32 minutes 40 seconds West - 625.10 feet to the easternmost side of Rolling Road, thence binding thereon North 0 degrees 27 minutes 20 seconds East - 119.00 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 65 degrees 02 minutes 40 seconds East - 82.50 feet, North 25 degrees 01 minutes 13 seconds East - 1019.46 feet, North 64 degrees 26 minutes 20 seconds West - 249.39 feet and North 27 degrees 08 minutes 10 seconds East - 863.65 feet to the southernmost side of Windsor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 61 degrees 30 minutes 55 seconds East - 278.59 feet and by a line curving to the right having a radius of 9,970.00 feet for a distance of 159.77 feet, the chord of said arc bearing South 61 degrees 03 minutes 22 seconds East - 159.77 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 23 degrees 05 minutes 30 seconds West - 517.90 feet, South 63 degrees 02 minutes 25 seconds East - 110.89 feet, North 22 degrees 33 minutes 30 seconds East - 31.36 feet, South 58 degrees 48 minutes 20 seconds East - 173.61 feet, North 30 degrees 50 minutes 35 seconds East - 237.54 feet, South 57 degrees 49 minutes 05 seconds East - 100.00 feet and North 30 degrees 50 minutes 35 seconds East - 241.35 feet to the southernmost side of said Windsor Mill Road, 60 feet wide, thence binding thereon by a line curving to the right having a radius of 9,970.00 feet for a distance of 282.93 feet, the chord of said arc bearing South 57 degrees 12 minutes 02 seconds East - 282.92 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 37 degrees 26 minutes 10 seconds West - 155.44 feet,

South 56 degrees 54 minutes 30 seconds East - 269.23 feet and North 46 degrees 01 minutes 30 seconds East - 156.18 feet to the southernmost side of said Windsor Mill Road, 60 feet wide, thence binding on said side of said road and continuing to bind on the outlines of the parcel of land now being described as follows: South 56 degrees 21 minutes 55 seconds East - 47.02 feet, by a line curving to the right having a radius of 5030.00 feet for a distance of 153.51 feet, the chord of said arc bearing South 57 degrees 14 minutes 22 seconds East - 153.51 feet and South 56 degrees 06 minutes 50 seconds East - 22.42 feet, thence South 17 degrees 06 minutes 50 seconds East - 22.64 feet to the place of beginning.

Containing 57.08 acres of land more or less.

The courses in the above description are referred to the Baltimore County Grid Meridian and were developed from a survey by Matz, Childs and Associates dated July 14, 1966 (revised April 23, 1973).

The above described parcel of land is shown on Plat No. 218-903-E attached hereto and made a part hereof.

John F. Donahart, Jr.
John F. Donahart, Jr. (P.L.S. No. 10)
Electric Engineering Department
Baltimore Gas and Electric Company

January 2, 1979

August 9, 1979

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Exception
SW/corner of Windsor Mill and
Lord Baltimore Roads - 2nd
Election District
Baltimore Gas and Electric Com-
pany - Petitioner
NO. 80-3-X (Item No. 187)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEM/srl

Attachments

cc: Mr. Martha A. Delea
Attorney at Law
Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

John W. Heeslan, III, Esquire
People's Counsel

BALTIMORE GAS AND ELECTRIC COMPANY

P. O. BOX 1475
BALTIMORE, MARYLAND 21203

JOHN W. GORE, JR.
VICE PRESIDENT
ENGINEERING AND CONSTRUCTION

234-5317

December 17, 1979

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
Baltimore County Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception
SW/corner of Windsor Mill and
Lord Baltimore Roads - Second
Election District
Baltimore Gas and Electric
Company - Petitioner
No. 80-3-X (Item No. 187)
Building Permits

Dear Mr. Hammond:

As you already know, this Company has applied for building permits for the construction of the basic building, the wireless transmitting and receiving tower, and the area parking lights on a portion of its property located in the Rutherford Business Center, formerly Security Industrial Park. You have notified us that the permits are being withheld until you receive a letter acknowledging our responsibility for the construction and cost of those sidewalks along that portion of our property in the above-mentioned industrial park that were discussed at the zoning hearing before you on July 9, 1979, on the Company's requested Zoning Special Exception for the installation of a wireless transmitting and receiving structure.

In accordance with your requirement, this letter is being written to confirm that this Company will assume the responsibility for the cost and construction of only those sidewalks in front of the Energy Control Center that were

Mr. William E. Hammond Page Two December 17, 1979

discussed in the zoning hearing mentioned above, only if it is determined that they are not covered by the Public Works Agreement executed on April 19, 1973, by Maryland Properties, Inc. to Baltimore County, Maryland, in connection with the development of Section Two - Security Industrial Park, of which the subject property is a part, and only if they form a part of a plan for sidewalks to be constructed all along Windsor Mill Road and it is determined that we are legally responsible for same.

In conclusion, it is our belief that the sidewalks are clearly covered by the Public Works Agreement and that it is the responsibility of the County to enforce it against the parties who executed it and not use the issuance of building permits as leverage to require this Company to step in as a substitute for the developer in case of defaults on its Agreement. We do thank you for your cooperation in this matter and hope that this will resolve the problem and enable the building permits to be issued.

Very truly yours,

John W. Gore, Jr.
John W. Gore, Jr.
Vice President

QUALIFICATIONS OF APPRAISER

(Bernard L. Semon)

MEMBER:

Baltimore County Appraisers' Society - President - 1978/79

Real Estate Board of Greater Baltimore

National Association of Real Estate Boards

Homebuilders Association of Maryland

Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute

Completed Real Estate Appraisal Courses I and II

Johns Hopkins Evening College

Licensed Real Estate Salesman since 1960

Actively engaged in the appraisal and acquisition of

Real Estate since 1963

Actively participated in limited partnerships involving

Residential condominium townhouse development, commercial and

Office building partnerships as well as a major size

Residential large lot development.

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition

Baltimore County Office Of Law

Baltimore Gas and Electric Company

Baltimore County Savings and Loan Association

Old Court Savings and Loan Association

Maryland State Highway Administration

Baltimore Federal Savings and Loan Association

Wilson T. Ballard and Company Engineers

Kidde Consultants

Numerous attorneys, engineers, developers and private individuals

- 2 -

TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland

Board of Zoning Appeals - Baltimore County, Maryland

Assessment Appeals Board - Baltimore County, Maryland

Circuit Court of Baltimore County

Circuit Court of Harford County

Public Service Commission of Maryland

Board of Municipal and Zoning Appeals, Baltimore, Maryland

100-131330